



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 17 Dispur, Friday, 5th January, 2024, 15th Pausa, 1945 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
LEGISLATIVE DEPARTMENT:::LEGISLATIVE BRANCH

NOTIFICATION

The 5th January, 2024

No. LGL.73/2017/84.— The following Act of the Assam Legislative Assembly which received the assent of the Hon'ble President of India on 28th December, 2023 is hereby published for general information.

ASSAM ACT NO. II OF 2024

(Received the assent of the Hon'ble President of India 28th December, 2023)

THE REGISTRATION (ASSAM AMENDMENT) ACT, 2022

AN ACT

<p>Preamble</p>	<p>further to amend the Registration Act, 1908 in its application to the State of Assam.</p> <p>Whereas it is expedient further to amend the Registration Act, 1908, hereinafter referred to as the principal Act, in its application to the State of Assam;</p> <p>It is hereby enacted in the Seventy-third Year of the Republic of India as follows:-</p>	<p>Central Act No.XVI of 1908</p>
<p>Short title, extent and commencement</p>	<p>1. (1) This Act may be called the Registration (Assam Amendment) Act, 2022.</p> <p>(2) It extends to the whole of Assam.</p> <p>(3) It shall come into force at once.</p>	
<p>Amendment of section 21 A</p>	<p>2. In the principal Act, in section 21A,-</p> <p>(i) in the third line, for the words, "except for house, flat, residential apartment, commercial building or any construction or structure erected on a plot of land", appearing in between the words "immovable property" and "shall be" shall be omitted.</p> <p>(ii) in the first proviso, the punctuation mark "." appearing at the end shall be substituted by the punctuation mark ":" and thereafter the following provisos shall be inserted, namely:-</p> <p>"Provided further that no such No Objection Certificate from the concerned Deputy Commissioner of the District shall be required for registration of the non-testamentary instruments for lease or transfer of apartments of real estate projects which have been duly registered with the Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act, 2016 and occupancy certificate is issued by the concerned local authority:</p> <p>Provided also that no such No Objection Certificate from the concerned Deputy Commissioner of the District shall be required for registration of the non-</p>	<p>Central Act No.XVI of 2016</p>

testamentary instruments of lease or transfer of apartment that are not required to register with Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act, 2016, in any planning area, for which permission for the construction as per the sanctioned plan and occupancy certificate has been issued by the concerned local authority:

Central Act
No.XVI of 2016

Provided also that no such No Objection Certificate from the concerned Deputy Commissioner of the District shall be required for registration of the non-testamentary instruments of lease or transfer on resale of apartments, in any planning area, for which No Objection Certificate from the concerned Deputy Commissioner of the District has been issued in the past and there has been no change in land and structure respectively.

Explanation - The words 'apartment', 'real estate project' and 'planning area' shall have the same meaning as defined under clause (e), (zn) and (zh) of section 2 of Real Estate (Regulation and Development) Act, 2016. respectively"

Central Act
No.XVI of 2016

GEETANJALI DAS SAIKIA,
Secretary,
Legislative Department, Dispur.